

**MINUTES OF
FAIRFAX COUNTY PLANNING COMMISSION
WEDNESDAY, JANUARY 11, 2006**

UNAPPROVED
FEBRUARY 15, 2006

PRESENT: Walter L. Alcorn, Commissioner At-Large
John R. Byers, Mount Vernon District
Frank A. de la Fe, Hunter Mill District
Janet R. Hall, Mason District
Suzanne F. Harsel, Braddock District
James R. Hart, Commissioner At-Large
Nancy Hopkins, Dranesville District
Ronald W. Koch, Sully District
Kenneth A. Lawrence, Providence District
Rodney L. Lusk, Lee District
Peter F. Murphy, Jr., Springfield District
Laurie Frost Wilson, Commissioner At-Large

ABSENT: None

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The meeting was called to order at 8:19 p.m. by Chairman Peter F. Murphy, Jr., in the Board Auditorium of the Fairfax County Government Center at 12000 Government Center Parkway, Fairfax, Virginia 22035.

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COMMISSION MATTERS

The Honorable John T. Frey, Clerk of the Circuit Court, performed the swearing-in ceremony for the following Commissioners who were reappointed for additional terms commencing in January 2006 and ending December 2009:

- John R. Byers, Mount Vernon District.
- Frank A. de la Fe, Hunter Mill District.

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Chairman Murphy announced that in conformance with the Commission Bylaws, the election of officers for the 2006 session of the Planning Commission would take place at its third scheduled meeting on Wednesday, January 18, 2006.

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Commissioner Wilson announced her intent to defer the continuation of the public hearing on the Public Facilities Manual and Zoning Ordinance amendments regarding natural drainage divides, adequate outfall, and notification requirements, from Thursday, January 12, 2006 to Thursday, January 19, 2006.

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Commissioner Lusk MOVED THAT THE DECISION ON SEA 87-L-078, P.R. RESTAURANT INC. AND SM PROPERTIES INC., T/A PORTALES RESTAURANT, BE FURTHER DEFERRED TO A DATE CERTAIN OF JANUARY 25, 2006, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioner Byers seconded the motion which carried unanimously.

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Commissioner Hall MOVED THAT THE DECISION ON RZ/FDP 2005-MA-014, ROBERT A. YOUNG OF BANNERWOOD INVESTMENTS, LLC, BE FURTHER DEFERRED TO A DATE CERTAIN OF MARCH 2, 2006, WITH THE RECORD TO REMAIN OPEN FOR WRITTEN COMMENT.

Commissioner Byers seconded the motion which carried unanimously with Commissioners Koch and Lusk not present for the vote.

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Commissioner de la Fe MOVED THAT THE JOINT PUBLIC HEARING ON PCA 85-C-088-07 AND DPA 85-C-088-05, BOSTON PROPERTIES LIMITED PARTNERSHIP, BE DEFERRED TO A DATE CERTAIN OF FEBRUARY 16, 2006.

Commissioners Byers and Hopkins seconded the motion which carried unanimously with Commissioners Koch and Lusk not present for the vote.

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Commissioner de la Fe MOVED THAT THE PUBLIC HEARING ON RZ 2005-HM-024, DAVID M. LAUGHLIN AND CHARLOTTE H. LAUGHLIN, BE DEFERRED TO A DATE CERTAIN OF MARCH 2, 2006.

Commissioners Hopkins and Byers seconded the motion which carried unanimously with Commissioner Koch not present for the vote.

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Commissioner Murphy MOVED THAT THE PUBLIC HEARING ON OUT-OF-TURN PLAN AMENDMENT, S04-III-FC2, BE DEFERRED TO A DATE CERTAIN OF JANUARY 26, 2006.

Commissioner Byers seconded the motion which carried unanimously with Commissioner Koch not present for the vote.

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ORDER OF THE AGENDA

Secretary Harsel established the following order of the agenda:

1. SE 2005-MV-025 - ENTERPRISE LEASING COMPANY
D/B/A ENTERPRISE RENT-A-CAR

This order was accepted without objection.

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SE 2005-MV-025 - ENTERPRISE LEASING COMPANY D/B/A
ENTERPRISE RENT-A-CAR - Appl. under Sect. 5-504 of the Zoning Ordinance to permit a vehicle rental establishment. Located at 7500 Fullerton Rd. on approx. 1.16 ac. of land zoned I-5. Tax Map 99-1 ((7)) 2A. MOUNT VERNON DISTRICT. PUBLIC HEARING.

Sheri Hoy, with McGuire Woods LLP, reaffirmed the affidavit dated December 7, 2005. There were no disclosures by Commission members.

St. Clair Williams, Zoning Evaluation Division, Department of Planning and Zoning, presented the staff report, a copy of which is in the date file. He noted that staff recommended approval of the application.

Ms. Hoy said the proposed use would be appropriate within the Fullerton Industrial Park. She noted that improvements would be made to the subject site, such as the planting of trees. She stated that the applicant had met with the Mount Vernon Council and the South County Federation, of which both did not oppose the application.

In response to a question from Commissioner Byers, Ms. Hoy explained that a filtering system would be installed over the storm drain to handle the water runoff from the washing of vehicles onsite.

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Chairman Murphy called for speakers but received no response; therefore, he noted that a rebuttal statement was not necessary. There were no further comments or questions from the Commission and staff had no closing remarks; therefore, he closed the public hearing and recognized Commissioner Byers for action on this item. (A verbatim excerpt is in the date file.)

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Commissioner Byers MOVED THAT THE PLANNING COMMISSION RECOMMEND THAT THE BOARD OF SUPERVISORS APPROVE SE 2005-MV-025, SUBJECT TO THE PROPOSED DEVELOPMENT CONDITIONS DATED JANUARY 11, 2006.

Commissioner Hall seconded the motion which carried unanimously.

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The meeting was adjourned at 8:34 p.m.
Peter F. Murphy, Jr., Chairman
Suzanne F. Harsel, Secretary

Audio and video recordings of this meeting are available at the Planning Commission Office, 12000 Government Center Parkway, Suite 330, Fairfax, Virginia 22035.

Minutes by: Kara A. DeArrastia

Approved on: _____

Linda B. Rodeffer, Clerk to the
Fairfax County Planning Commission